

184.0

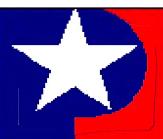
0007

0011.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
728,700 / 728,700  
728,700 / 728,700  
728,700 / 728,700
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
196		WOLLASTON AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: LUERCIO MARCELLA	
Owner 2:	
Owner 3:	

Street 1: 196 WOLLASTON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: REYNOLDS AMANDA &amp; MICHAEL -

Owner 2: -

Street 1: 196 WOLLASTON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Vinyl Exterior and 1857 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6202	Sq. Ft.	Site			0	70.	0.98	7									424,242						424,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6202.000	304,500		424,200	728,700		124047
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
728,700 / 728,700  
728,700 / 728,700  
728,700 / 728,700**USER DEFINED**

Prior Id # 1:	124047
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	18:48:07
LAST REV Date	Time
08/02/21	10:51:10
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	304,500	0	6,202.	424,200	728,700		Year end	12/23/2021
2021	101	FV	206,800	0	6,202.	424,200	631,000		Year End Roll	12/10/2020
2020	101	FV	206,900	0	6,202.	424,200	631,100	631,100	Year End Roll	12/18/2019
2019	101	FV	222,700	0	6,202.	424,200	646,900	646,900	Year End Roll	1/3/2019
2018	101	FV	222,700	0	6,202.	357,600	580,300	580,300	Year End Roll	12/20/2017
2017	101	FV	222,300	0	6,202.	327,300	549,600	549,600	Year End Roll	1/3/2017
2016	101	FV	222,300	0	6,202.	278,800	501,100	501,100	Year End	1/4/2016
2015	101	FV	184,400	0	6,202.	242,400	426,800	426,800	Year End Roll	12/11/2014

Parcel ID 184.0-0007-0011.0

!14334!

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REYNOLDS AMANDA	76183-327	1	11/17/2020		872,000	No	No		
BELSKIS JOHN V	68437-171		11/18/2016		685,000	No	No		
BELSKIS JOHN V	51814-287		10/22/2008	Family		1	No	No	
	14493-508		12/1/1981		85,000	No	No	Y	

**PAT ACCT.**

14334

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2009	179	New Wind	7,404					

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
8/25/2018	TTL REFUSAL	HS	Hanne S
12/8/2008	Measured	372	PATRIOT
1/3/2000	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>							
Type:	21 - Split Level			Full Bath:	1	Rating:	Good									EFP	(120)	10	8 WDK (65)	7			
Sty Ht:	1 - 1 Story			A Bath:		Rating:												12	5	2			
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:												1	3	24			
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:	16 - Stone Vene	5%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good									Level	FY LR DR D K FR RR BR FB HB L O						
Color:	WHITE			A Kits:		Rating:										Other							
View / Desir:				Fpl:	1	Rating:	Average									Upper							
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:										Lvl 2							
Grade:	C - Average			<b>CONDOS INFORMATION</b>												Lvl 1							
Year Blt:	1957	Eff Yr Blt:		Location:		Total Units:										Lower							
Alt LUC:		Alt %:		Floor:												Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1			
Jurisdct:	G10	Fact: .		% Own:																			
Const Mod:				Name:																			
Lump Sum Adj:				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>							
<b>INTERIOR INFORMATION</b>				Phys Cond:	GV - Good-VG	10.	%	Exterior:		No Unit	RMS	BRS	FL										
Avg Ht/FL:	STD			Functional:			%	Interior:		1	6	3											
Prim Int Wal:	1 - Drywall			Economic:			%	Additions:															
Sec Int Wall:		%		Special:			%	Kitchen:															
Partition:	T - Typical			Override:			%	Baths:															
Prim Floors:	3 - Hardwood			Total:		10.8	%	Plumbing:															
Sec Floors:		%		<b>CALC SUMMARY</b>				Electric:															
Bsmnt Flr:	5 - Lino/Vinyl			Basic \$ / SQ:	100.00			Heating:															
Subfloor:				Size Adj.:	1.35000002			General:															
Bsmnt Gar:				Const Adj.:	1.04084885			Totals	1	6	3												
Electric:	3 - Typical			Adj \$ / SQ:	140.515																		
Insulation:	3 - Typical			Other Features:	83652																		
Int vs Ext:	S			Grade Factor:	1.00																		
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000																		
Heat Type:	3 - Forced H/W			NBHD Mod:																			
# Heat Sys:	1			LUC Factor:	1.00																		
% Heated:	100	% AC: 100		Adj Total:	341366																		
Solar HW:	NO	Central Vac: NO		Depreciation:	36867																		
% Com Wal		% Sprinkled		Depreciated Total:	304498																		
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make:		Model:		Juris. Factor:	1.00		Before Depr:	140.51															
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features:	0		Val/Su Net:	124.95															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
2	Frame Shed	D	Y		18X10	A	AV	1980	0.00	T	31.2	101											
<b>PARCEL ID</b> 184.0-0007-0011.0																							
More: N				Total Yard Items:				Total Special Features:				Total:											